

**Issaquah Highlands-Parcel D**  
**Final Plat Narrative**  
**Rev. 02/01/23**

**Written Narrative**

- 1) Development objectives, proposal, and relationship to existing site and its uses.

Westridge Parcel D at Issaquah Highlands proposes 10 lots for single family residences approximately 1900 to 2200 square feet in size and modest community open space and recreation opportunities. The total area of the site is approximately 1.1 acres and is zoned Urban Village. Nine of the proposed homes will be front loaded, with the garages of Lot 1 through 5 facing the public ROW, and Lots 7 through 10 with garages facing an internal private woonerf. Lot 1 will also take access from the internal woonerf as an alley type home.

Lots in Westridge Tract D will range from approximately 34 to 45 feet wide.

A new neighborhood access woonerf will connect portions of this project to the existing Forest Ridge neighborhood. As originally proposed during the Preliminary Plat review, four of the proposed homes were to take access off of this proposed woonerf (lots 7-10). During the UVDC and Council Hearings for approval of the Preliminary Plat, the project was conditioned to have Lot 1 access off this private woonerf as well, in an alley home configuration with front door facing NE Falls Drive. The remaining 5 homes will be accessed from NE Falls Drive.

Westridge Tract D at Issaquah Highlands will be designed as a House and Garden neighborhood. The traditional style front load home designs will downplay the prominence of the garage by entry, porch, and other elevation enhancing features. The corner lots are larger than interior lots to allow for expanded porches and additional architectural features. An open space tract featuring an overlook plaza will be located at the end of the woonerf. This area will provide a community amenity for these 10 homes as well as the surrounding Issaquah Highlands community. This area will offer expansive views towards the Issaquah Valley, Cougar Mountain, Squak Mountain, and Lake Sammamish.

There will be a pedestrian corridor providing a mid-block connection from NE Falls Drive to the proposed woonerf. This pedestrian corridor is proposed to be located between Lots 4 and 5. This pathway is envisioned as a "Neighborhood Walk" which is defined under Appendix T in the Issaquah Highlands Development Agreement. Lots 2-6 will have access to this pedestrian corridor, woonerf, and open space through the use of rear yard gates. The proposed woonerf will be 18 feet of paving, providing a 9 foot travel lane in both directions. A 3 foot tree easement has been added to both edges of the woonerf to allow for street trees along the perimeter of the woonerf.

The community will embrace the House and Garden neighborhood style with unique architecture and quality craftsmanship. Westridge Tract D will be a pedestrian friendly community that will provide a welcome addition to the existing Issaquah Highlands surrounding neighborhood.

- 2) Briefly discuss those City standards or guidelines that the applicant thinks are most pertinent to the site and design of the project, and how the proposal implements and complies with them.

Westridge Tract D will be subject to review and approval by the Issaquah Highlands Community Association, their applicable design and construction standards for land use planning and building design, and the Issaquah Highlands (Grand Ridge) Development Agreement.

3) Discuss how the proposed design will address the City's Vision on Sustainable Development; and, indicate if you propose to certify the development as a green building.

Westridge Tract D will be designed and constructed to applicable adopted City of Issaquah Municipal Codes, the International Residential Code, and the Washington State Energy Code, all as in effect at the time of Civil or Building Permit Issuance (or as may be effective at the time of legal vesting of each application). Additionally, homes at Parcel D will be built to a BuiltGreen 4-Star rating as conditioned in the Grand Ridge Development Agreement.

**Proposal Summary** (Included in both site analysis and narrative)

Types of desired uses, approximate number and type of residential units, amount and type of commercial square footage, number of parking stalls.

- 10 single family homes on 1.1 acres
- Maximum height is projected to be 45'.
- Total of 42 parking stalls.
  - Driveway stalls: 18
  - Garage stalls: 20
  - Private off-street stalls: 1
  - On street stalls: 2
- Open space tract featuring an overlook plaza
- Woonerf serving Lot 1 and Lots 7-10
- Neighborhood Walk trail providing a mid-block connection from NE Falls Drive to the proposed Woonerf and overlook plaza.

**Existing Site Information and analysis for Project property and surrounding 100 ft unless noted otherwise below.**

1) Uses, structures, paving, vegetation, and circulation including streets, trails, walkways, and their names.

The site is currently under development with final plat improvements. Site development is expected to be complete in February of 2023, with home construction beginning that same month.

Areas within 100' to the North, South, East, and West are all residential uses with an existing road network already built out.

To the North and East is the Avalon Wynhaven Apartments. These apartments take access from 15<sup>th</sup> Ave NE. 15<sup>th</sup> Ave NE transitions into NE Falls Drive at the intersection of College Drive. Further to the East and up the hill along College Drive is Grand Ridge Elementary school.

To the West is a townhome community called Sunset Walk (separated vertically by a significant change in topography). Located to the South is the existing residential community called Forest Ridge.

2) Zoning and district (e.g. which Development Agreement or Central Issaquah district in which the project is located), overlay designations.

The site is located within the Issaquah Highlands Urban Village and has been entitled under prior development agreements to be specifically for single family residential use.

3) Site Survey including topography (max 5 ft contours), rockeries, retaining walls and such, easements and their purpose, property lines with dimensions for the property under review, property restrictions, walls and fences.

See SW-00026 for detailed site improvements plans and details.

4) Critical areas (wetlands, streams, steep slopes, and their buffers, etc.).

There are no critical areas on site or within 100'.

5) Utilities including type, location, easements, capacity including ditches and culverts, and catch basins and direction of flow if known.

All public utilities are available at the site. Storm conveyance systems will be connected and conveyed to the regional storm pond located immediately west of the site. See attached survey for existing site conditions and a preliminary utility plan.

6) Other notable physical features.

None.

7) Analysis of site and surrounding features such as views, natural and manmade features, community landmarks, development patterns, impact on proposal.

The site is gently sloping southwest to northwest, and is located such that there are views to the Issaquah and Lake Sammamish Valley, and the Bellevue and Seattle horizons. East of the site are homes within the Forest Ridge neighborhood and slightly to the north are the Avalon Wynhaven Apartments.

8) Site and aerial photos.

Attached.

9) Map of access opportunities and constraints.

Not included

10) *Suggested:* Axonometric or other three-dimensional drawing, photos or models of the 500' area surrounding the project site. Include call-out notes on drawings and a brief narrative stating what design cues can be gleaned to develop design alternatives.

Not included.

11) *Suggested:* Photo montage of the streetscape (both side of the street) identifying the site.

Not included.

**Proposed Site and Architectural Concepts.** For each concept, if more than one are provided, list pros and cons including a list of how plans do or do not comply with codes. Do not include detailed plans such as plans for floors, landscape, utilities but do show a site plan showing buildings, open space, community space and/or critical areas, parking, circulation, etc... as more specifically described below.

1) Building massing.

See SW21-00026 and FP22-00001 for lot and site layout and features. Design of the individual homes will closely resemble the size, massing, color, and architecture of the adjacent Forest Ridge community, with both front-loaded and alley loaded home styles. As prescribed in the Development Agreement design appendices, homes within Parcel D will follow the House and Garden style as described in the Development Agreement.

Conditions related to garage and driveway access imposed by Council include a requirement that all driveways be at least 18' in length. With the condition imposed at the public hearing that Lot 1 take access of the woonerf in an alley configuration, garage access to that home requires a short apron rather than a driveway. Consistent with City practice and standards, an apron is allowable when it is designed as non-parkable, with a maximum length of 6'. Lot 1 has been designed with such an apron, not a driveway, and therefore is not in conflict with the condition for driveway minimum length. To partially replace the loss of driveway parking at Lot 1, a third off-street parking stall on Lot 1 for its exclusive use was added adjacent to the garage.

2) Architectural concepts in the form of photos of projects with the desired character including entrances for pedestrians and vehicles.

See attached sample of proposed elevations for this project.

3) Circulation scheme including pedestrian, bicycle, transit, and vehicle access and circulation plan (include circulation facility types) include slope for each in percent grade, width, proposed materials, connection or relationship to existing off-site facilities.

See LAN222-00006 for site circulation concepts.

4) Tree Preservation concept.

There are no existing trees on site.

5) Landscape concepts such as for streetscapes, parking lots, key screens, community spaces, walls, fences. Use vignette sketches, photos of landscape, walls, fences with similar character, or other tools to convey the concept and character.

See LAN222-00006 for site circulation, community spaces, landscape, and trails.

6) Vehicular Parking including types (surface, on-street, and/or structured), placement of entrances, layout concepts including how required landscape will conceptually be met.

Home entries will be facing NE Falls Dr. or the internal woonerf. Vehicle parking will be in individual home garages and on driveways. The breakdown of parking by type is below:

- 10 single family homes on 1.1 acres
- Maximum height is projected to be 45'.
- Total of 42 parking stalls.
  - Driveway stalls: 18
  - Garage stalls: 20
  - Private off-street stalls: 1
  - On street stalls: 2
- Open space tract featuring an overlook plaza
- Woonerf serving Lot 1 and Lots 7-10
- Neighborhood Walk trail providing a mid-block connection from NE Falls Drive to the proposed Woonerf and overlook plaza.

7) Bicycle parking locations and methods.

Each home will have a private, two-car internal garage, with room for recycling containers and bicycles. A bicycle rack included near the overlook park.

8) Conceptual grading & utilities (corridors, location & approximate capacity).

Please see approved SW21-00026 for detailed approved site development.

9) Waste facilities – Preliminary size calculations, locations (within  $\approx 200'$  of each unit).

All residential unit waste will be contained with each residential garage other than on “pick-up” day.

10) Grading proposal with 5 ft max grade lines, including walls, rockeries, etc.

Please see SW21-00026 for approved grading concepts.

11) Critical areas indicating the type, class, buffer, setback, etc.

There are no critical areas on or within 100 feet of the site.

12) Ownership and maintenance responsibilities of any proposed improvement.

The existing street, NE Falls Drive, serving the front of lots 1-6 is a public right-of-way, with sidewalk and planter area maintenance consistent with standards applied in similar projects within the Highlands.

Landscape within individual lots will be the owner's responsibility for maintenance, and the neighborhood walk and overlook park will be maintained by the Issaquah Highlands Community Association.

The proposed woonerf will be owned and maintained equally among Lots 1, and Lots 7-10 that take garage access from it.

13) Location of vaults, equipment, meters, etc... which are outside of the building as well as screening techniques.

Conceptual at or above ground utility vaults and meters are shown on the final utility plans included in SW21-00026 and LAN22-00006. Screening techniques will include plantings, typically shrub massing, adjacent to the sides of the utility feature, but not within any code or utility provider safe clear-zone. Anticipated visible utilities include at grade water meters, above ground phone, cable, and power boxes and vaults, and gas meters. Individual home gas meters will be 10' or so behind the front façade of each home.